

Minutes of the Centerville **City Council** meeting held Tuesday, July 20, 2021, at 7:00 p.m. with participants present at Centerville City Hall, 250 North Main Street, and electronically via Zoom.

MEMBERS PRESENT

Mayor Clark Wilkinson

Council Members Tamilyn Fillmore
William Ince
Stephanie Ivie
George McEwan
Robyn Mecham

STAFF PRESENT

Brant Hanson, City Manager
Lisa Romney, City Attorney
Cory Snyder, Community Development Director
Nate Plaizier, Finance Director
LuAnn Child, City Treasurer
Paul Child, Centerville Police Chief
Lt. Allen Ackerson, Centerville Police

VISITORS

Marcus Arbuckle, Keddington & Christensen
Mike Remington, Centerville Trails Committee Chair
Glen Girsberger, JF Capital
Robert Burns, Deuel Creek Irrigation President
Andrew Schmucker
Gina Hurst

PRAYER OR THOUGHT

Councilmember McEwan

PLEDGE OF ALLEGIANCE

OPEN SESSION

Mike Remington, Trails Committee Chair, informed the Council that the Trails Committee was active, and had stayed active with trail maintenance during the pandemic. He reported increased usage of City trails in the last year, and spoke of a greater need for recreational uses on the hillside. Chair Remington referred to the proposed multi-use trail plan presented to the Council a few years ago by the Trails Committee, and pointed out that increased use tended to have a self-policing affect.

APPOINTMENT OF CITY TREASURER AND OATH OF OFFICE

Councilmember McEwan **moved** to approve Resolution No. 2021-28 appointing LuAnn Child as the City Treasurer for Centerville City. Councilmember Ince seconded the motion, which passed by unanimous vote (5-0). Ms. Child took the oath of office, administered by City Recorder Jennifer Hansen.

PUBLIC HEARING – JF CAPITAL – PDO/CONCEPTUAL SITE PLAN ZONE MAP AMENDMENT FOR LOTS 2 AND 3

Community Development Director Cory Snyder explained that the applicant desired to eliminate the platted detention area for Lots 2 and 3 of the Legacy Crossing Development and

1 relocate the system to an underground containment basin in order to accommodate the proposed
2 building and parking layout. The applicant also desired to allow for a shared parking arrangement
3 to re-integrate the project back into the master development design of the original PDO. Lastly,
4 unlike in the previous version, the office use and its proposed architectural design were no longer
5 part of the applicant's request. The Planning Commission reviewed and recommended approval
6 on June 23, 2021. Glen Girsberger with JF Capital said he believed the planned retail product
7 would be more affordable and successful in the current market than the office space previously
8 proposed.
9

10 Mayor Wilkinson opened a public hearing at 7:20 p.m., and closed the public hearing
11 seeing that no one wished to comment. Councilmember McEwan expressed confidence in the
12 Planning Commission recommendation, and **moved** to adopt Ordinance No. 2021-16 amending
13 the PDO approval for the Legacy Crossing at Parrish Lane Planned Development located at 1250
14 West and Parrish Lane to allow additional uses, alter storm water system, modify parking, and
15 provide changes to the site development plan for Lot 2 and Lot 3 within the project area.
16 Councilmember Fillmore seconded the motion, which passed by unanimous vote (5-0).
17

18 **PUBLIC HEARING – SALE OF CITY PROPERTY – LOT LINE ADJUSTMENT**
19 **AGREEMENT – 553 SOUTH ISLAND VIEW DRIVE – ANDREW AND JANET SCHMUCKER**
20

21 City Attorney Lisa Romney explained that applicants Andrew and Janet Schmucker
22 desired to purchase a portion of City property adjacent to their residential property on Island View
23 Drive. Ms. Romney stated Staff generally did not recommend selling City property as it was
24 difficult and costly to acquire. She said the proposed sale would involve potential issues with an
25 underground gas line running across the subject property. Deuel Creek Irrigation had also raised
26 some concerns regarding lack of secondary irrigation water to service the proposed new property
27 acquisition. Ms. Romney expressed the opinion the City was using the subject property as a buffer
28 and to protect the adjacent hillside. She explained a proposed price per square foot had not been
29 determined, and explained that a lot line adjustment would require a plat with all easements listed.
30 City Manager Brant Hanson spoke of possible comparable land prices that could be used to arrive
31 at a purchase price.
32

33 Andrew Schmucker thanked Staff for time spent helping him understand the issues. He
34 stated the gas line was outside the property area they proposed to purchase, and acknowledged
35 that easements would need to be observed. Mr. Schmucker estimated the property proposed for
36 purchase was just over 5,000 square feet, or approximately 1/9 of an acre. He said the subject
37 property had been used by the neighborhood for many purposes over the years, shared a bit of
38 history, and said the property would remain a buffer as he had no intention of improving the land
39 other than beautification and adding water shares.
40

41 Mayor Wilkinson opened a public hearing at 7:40 p.m.
42

43 Robert Burns, President of Deuel Creek Irrigation, suggested requiring secondary water
44 rights for the entire property if the sale occurred, so the property would not become an
45 enforcement issue for Deuel Creek Irrigation in the future.
46

47 The Mayor closed the public hearing at 7:44 p.m. Councilmember McEwan pointed out
48 that because of the regional gas line, the subject parcel was unbuildable, which seemed
49 compatible with the proposed use if purchased by the Schmuckers. Councilmember Fillmore said
50 she did not have a problem with entering into an agreement to continue discussions.
51

52 Councilmember Fillmore **moved** to approve a preliminary first-step lot line adjustment
53 agreement as presented in the Staff Report, with the addition that the Schmuckers would pay for

1 an appraisal if an appraisal were deemed necessary. Councilmember McEwan seconded the
2 motion, which passed by unanimous vote (5-0).
3

4 **STANDARDS AND SPECIFICATIONS – DETAILS AND DRAWINGS FOR PUBLIC**
5 **IMPROVEMENTS**
6

7 The City Council recently adopted updated Standards and Specifications, including the
8 Details and Drawings, for construction of public improvements within the City. The City Engineer
9 subsequently made a few additional changes to the Details and Drawings regarding fire hydrants
10 and drive approach widths and recommended adoption by the Council.
11

12 Councilmember Ince **moved** to approve Resolution No. 2021-30 amending the Details
13 and Drawings as part of the City Standards and Specifications. Councilmember McEwan
14 seconded the motion, which passed by unanimous vote (5-0).
15

16 **SUMMARY ACTION**
17

- 18 1. Bond reduction #3 and start of warranty in the amount of \$61,720.000 for Sheffield
19 Downs Subdivision
- 20 2. Bond reduction #6 and start of warranty in the amount of \$118,513.10 for Parrish
21 Creek PDO Subdivision
22

23 Councilmember Ince **moved** to approve both Summary Action items as presented.
24 Councilmember McEwan seconded the motion. Ms. Romney explained the bonds covered public
25 improvements within the developments. The motion passed by unanimous vote (5-0).
26

27 **FINANCIAL REPORT**
28

29 Marcus Arbuckle, the City's Contract CPA, presented a quarterly financial report for the
30 period ending June 30, 2021, and emphasized that numbers would continue to change as end-
31 of-fiscal-year invoices and revenues were received.
32

33 **MINUTES REVIEW AND ACCEPTANCE**
34

35 Minutes of the June 15, 2021 Work Session and Council Meeting; June 29, 2021 Special
36 Council Meeting; July 6, 2021 Work Session; and July 8, 2021 Special Council Meeting were
37 reviewed. Councilmember McEwan **moved** to accept all five sets of minutes. Councilmember
38 Ince seconded the motion, which passed by unanimous vote (5-0).
39

40 **CITY COUNCIL REPORT**
41

42 Councilmember Ince reported on CERT and the recent Great Shakeout activity, and
43 provided an update on the Centerville Tree Board. He suggested the City consider regulations
44 regarding operation of golf carts on City streets. Mr. Hanson responded Staff would put together
45 a recommendation.
46

47 **MAYOR'S REPORT**
48

- 49 • Responding to a question from Mayor Wilkinson, Robert Burns with Deuel Creek
50 Irrigation explained that shareholders were asked to conserve 20% during the summer
51 season, and reported shareholders had conserved more than asked so far. He said
52 Deuel Creek Irrigation would have enough water to finish the season if conservative
53 water use continued. Councilmember McEwan encouraged Mr. Burns to apply for

- 1 American Rescue Plan Act (ARPA) funding to help with the cost of new meters. Mr.
2 Burns said it was his understanding Weber Basin would stop water delivery on October
3 1, 2021.
- 4 • Mayor Wilkinson explained portions of the National Flag Code regarding display of
5 U.S. flags over roads, and confirmed that flags displayed along Main Street in
6 Centerville were displayed consistent with Flag Code guidelines.
 - 7 • The Mayor reported on the success of the recent 4th of July Celebration.
 - 8 • Mayor Wilkinson reported on grants awarded to Centerville as communicated to him
9 by Congressman Stewart.
- 10